

Necton Neighbourhood Development Plan

Examiner's Clarification Note

This Note sets out my initial comments on the submitted Plan. It also sets out areas where it would be helpful to have some further clarification. For the avoidance of any doubt, matters of clarification are entirely normal at this early stage of the examination process.

Initial Comments

The Plan provides a clear and concise vision for the neighbourhood area.

The presentation of the Plan is very good. The difference between the policies and the supporting text is very clear. The Plan makes excellent use of various high-quality maps and photographs.

Several of the policies are directly underpinned by Appraisals or other studies. This is best practice and provides assurance that the approach taken has been informed by appropriate evidence.

Points for Clarification

I have read the submitted documents and the representations made to the Plan. I have also visited the neighbourhood area. I am now able to raise issues for clarification with the Parish Council.

The comments made on the points in this Note will be used to assist in the preparation of the examination report and in recommending any modifications that may be necessary to the Plan to ensure that it meets the basic conditions.

I set out specific policy clarification points below in the order in which they appear in the submitted Plan:

Policy NTN1

I note that the policy is underpinned by the AECOM Housing Assessment and the commentary in the supporting text.

Nevertheless, are the figures in the policy too prescriptive for development management purposes? In addition, does that level of detail properly relate to the findings of the AECOM Assessment that a reasonable degree of priority is given to larger and small homes?

Policy NTN2

This is a good policy which is underpinned by the Necton Landscape Assessment and the Appraisal of Key Views. In addition, it has been designed to apply on a proportionate basis.

Policy NTN3

The policy is carefully underpinned by the Local Green Spaces Appraisal and takes the matter-of-fact approach in the NPPF.

Proposed local green spaces 3/4/5/6 are modest areas of amenity/open space within the built form of the village. It would be helpful if the Parish Council expanded on the information in the Appraisal about the extent to which they are 'demonstrably special to the local community and hold a particular local significance' (NPPF106b).

Policy NTN5

This is an important policy in the Plan. It is impressively underpinned by the Design Guidelines and Codes and the separate Design Checklist (Appendix 4).

In the round the approach taken is a first-class local response to Section 12 of the NPPF.

Policy NTN6

The policy takes a positive approach to this matter.

What is meant by 'appropriate development'?

A Written Ministerial Statement was published on this matter in December 2023. Plainly this was after the Plan was prepared and submitted. A link is provided below:

[Written statements - Written questions, answers and statements - UK Parliament](#)

I am minded to recommend a modification to the supporting text to ensure that it refers to this statement. Does the Parish Council have any comments on this proposition?

Policy NTN9

This is a good policy which acknowledges the importance of the identified facilities to the local community.

Representations

Does the Parish Council wish to comment on any of the representations made to the Plan?

It would be helpful if the Parish Council responded to the District Council's comments on the Plan.

Protocol for responses

I would be grateful for responses to the questions raised by 12 March 2024. Please let me know if this timetable may be challenging to achieve. It is intended to maintain the momentum of the examination.

If certain responses are available before others, I would be happy to receive the information on a piecemeal basis. Irrespective of how the information is assembled, please could it come to me directly from the District Council. In addition, please can all responses make direct reference to the policy or the matter concerned.

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Independent Examiner

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20 February 2024